

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: April 13, 2017

Re: April 19, 2017 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the April 19, 2017 Town Board Agenda:

FORMAL AGENDA ITEMS:

1. MATT MOYER, SOUTHEAST CORNER OF GOODRICH ROAD AND LAPP ROAD.

Location: Southeast Corner of Goodrich Road and Lapp Road.

Description/History: Existing vacant land consisting of 24.8 +/- acres in the agriculture Rural Residential Zone.

Proposal: Applicant is proposing to subdivide the parcel to create 7 large residential building lots.

Comprehensive Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has the opportunity to review Major Subdivisions prior to formal review.

Issues: Frontage and unsewered (unplanned) lots in the agricultural zone. Referral to the Planning Board would initiate a formal review of the proposal.

WORK SESSION ITEMS:

1. BENDERSON DEVELOPMENT, 5205 TRANSIT ROAD.

Location: East side of Transit Road south of Greiner Road.

Description/History: Existing restaurant use located in the Major Arterial Zone.

Proposal: Applicant is proposing to add a drive-thru facility to the rear of the existing store.

Comprehensive Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has approval authority for a drive-thru facilities.

Issues: Referral to the Planning Board would initiate formal review of this item.

2. DAVIS TIBURZI, 6855 TRANSIT ROAD.

Location: East side of Transit Road, north of County Road.

Description/History: Existing vacant parcel located in the Swormville TND. The Planning Board has approved a concept plan for a mixed use project at this location.

Proposal: Applicant is seeking a Special Exception Use Permit for the multiple family housing component of the project and has submitted the approved site plan along with updated elevations of the buildings.

Comprehensive Plan: Area identified within the Swormville TND.

Reason for Town Board Action: Per the Zoning Law the Town Board has final approval authority for Special Exception Use Permits.

Issues: A public hearing will be required to consider the permit.